

APN(s): 1220-31-002-002

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

Victor M. Pozzo and Sandra Pozzo, husband and wife as joint tenants, (“Grantor”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy (“Grantee”) and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements (“Utility Facilities”) upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement (“Easement Area”);
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above.

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Proj. #3002371815
Project Name: E-275 HWY 88-RES-E-POZZO
GOE (Rev. 2017)

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]

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GRANTOR:
VICTOR M. POZZO AND SANDRA POZZO

Victor M. Pozzo
SIGNATURE

Victor M. Pozzo

Sandra Pozzo
SIGNATURE

Sandra Pozzo

STATE OF California)
COUNTY OF Los Angeles) ss.
)

This instrument was acknowledged before me on June 8th, 2018 by Victor M. Pozzo and Sandra Pozzo.

Signature of Notarial Officer

Notary Seal Area →



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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On June 8th, 2013 before me, Ash Sohal - Notary Public
(insert name and title of the officer)

personally appeared Victor M. Pozzo and Sandra Pozzo,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

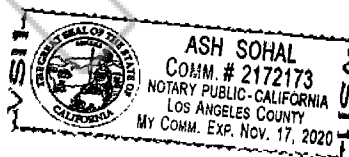
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





W.O. 3002371815
VICTOR M. & SANDRA POZZO
APN: 1220-31-002-002

EXHIBIT "A"
EASEMENT

A portion of the Southwest quarter of Section 31, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described as Parcel 11-B of Parcel Map #2 for Mark W. Neddenriep, recorded as File Number 275207 on April 7, 1992, Official Records of Douglas County, Nevada.

An easement being the North 7.5 feet of the West 45 feet of said Parcel;

Said Easement existing in a 45 foot wide Right of Way per Book W of Deeds, Page 278 & 279:

Said Easement contains 338 square feet more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

Prepared by Brett Clarke

EXHIBIT A-1

APN: 1220-31-002-007

90' RW PER BK. W OF
DEEDS. PG. 278 & 279

APN: 1220-31-002-006

SR 88

7.50'

45.00'

VICTOR M. & SANDRA POZZO
APN: 1220-31-002-002
PM: 275207
EASEMENT AREA: 338 SF±

N

SCALE: 1" = 40'

K:\Survey\CSE\Coe_Cod\3002371815 HWY88-POZZO.dwg\
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NV Energy

6100 NEIL RD.
RENO, NV 89511
775-834-4011

EXHIBIT MAP

EASEMENT

VICTOR M. & SANDRA POZZO
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SECT. 31, T. 12 N., R. 20 E., M.D.M.
DOUGLAS COUNTY

NEVADA

5/29/18

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Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

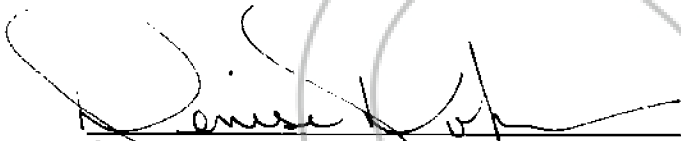
kellison@co.douglas.nv.us

(775) 782-9027

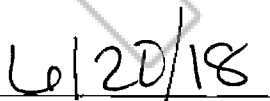
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By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.



Signature



Date



Printed Name

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Main phone (775) 782-9025 - FAX (775) 783-6413